



CABRILLO UNIFIED SCHOOL DISTRICT

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# **El Granada and Farallone View Bond Modernization Projects**



Governing Board Meeting  
November 10, 2022



# Agenda

- Review El Granada and Farallone View Scopes of Work
- El Granada Phase 1 and Phase 2 Drawings
- Farallone View Phase 1 and Phase 2 Drawings
- EG and FV Summary Costs and Schedules
- Next Steps



# Summary of EG & FV Improvement Projects

## El Granada Phase 1 and Phase 2: New Building Construction and Modernization of Existing Buildings

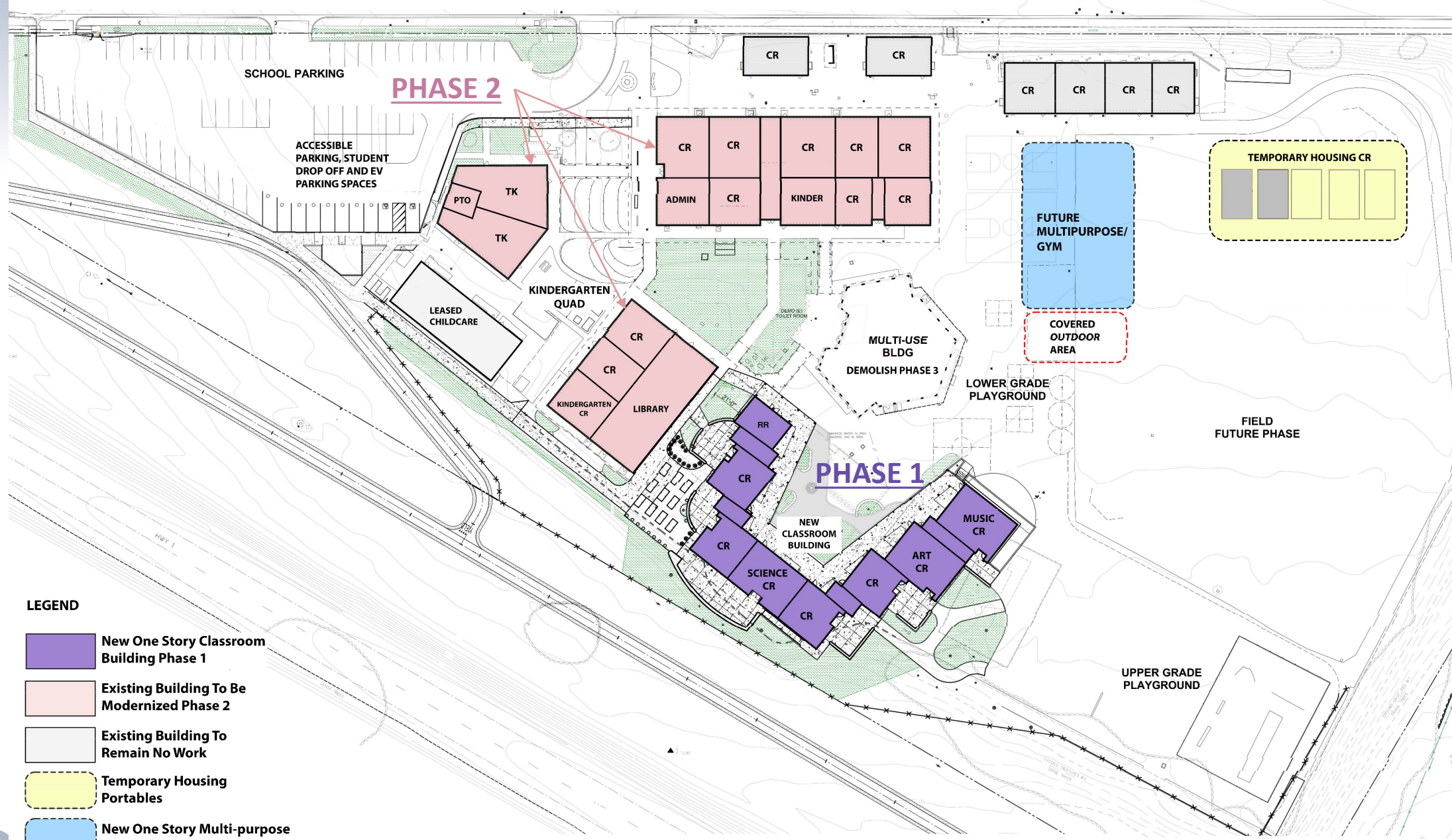
- 7 new classrooms built as new construction to replace deteriorating portables (Phase 1)
- Site development including landscaping upgrades and new student gathering areas (Phase 1)
- Modernization and upgrades of other existing stick-built classroom buildings (Phase 2)
- Temporary housing and playground for student and staff use during construction
- Utility upgrades required for Phase 1 and Phase 2 modernization projects
- Perimeter security fencing for campus safety
- Playground replacement

## Farallone View Phase 1 and Phase 2: Modernization of Existing Buildings






- Modernization of existing stick-built classroom building and administration offices (Phase 1)
- Modernization of existing stick-built classroom building and multi-purpose room (Phase 2)
- New covered multi-use space for students and staff
- Upgrades to building mechanical systems and controls
- Electrical and lighting upgrades (e.g., LED lighting, data, IT, fire alarm, et cetera)
- Food service kitchen upgrades and air filtration systems upgrades
- Perimeter security fencing for campus safety



# El Granada Site Plan – Phase One (Purple) and Phase Two (Pink)

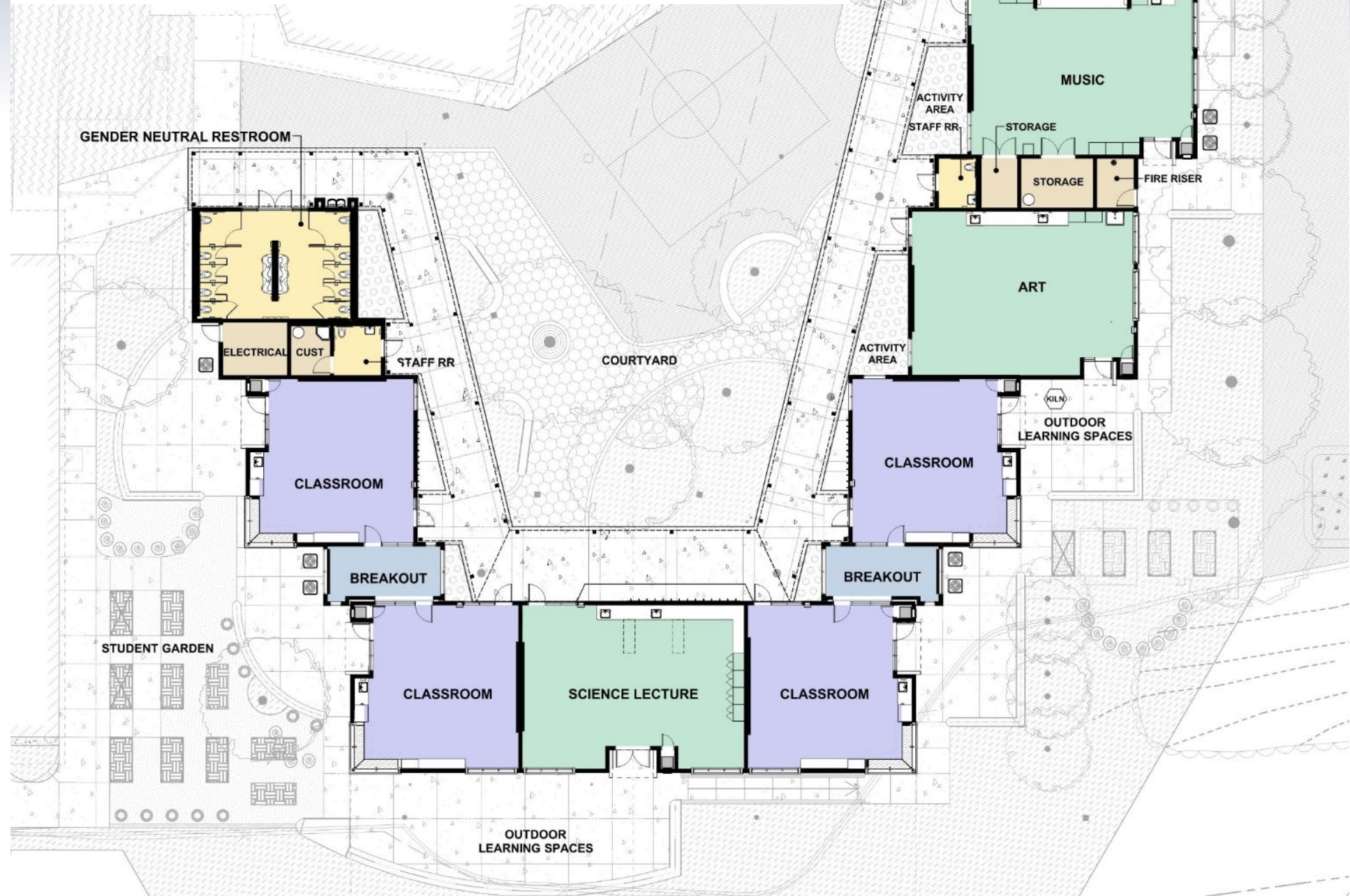


## LEGEND

-  New One Story Classroom Building Phase 1
-  Existing Building To Be Modernized Phase 2
-  Existing Building To Remain No Work
-  Temporary Housing Portables
-  New One Story Multi-purpose Gym Phase 3



# El Granada New Construction Floor Plan (Phase One)





# El Granada Elementary School Phase 1

## New Construction of 7 Classrooms

### Looking South



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Solar rooftops



Special corner window niches looking to Pacific with northern daylighting



Protected exterior courtyards



Cross-section of new buildings



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# Farallone View Elementary School Phase 1 & Phase 2 Outcomes

- Renovate Building A, Building B, and the Multi-Use Building with new finishes and updated systems
- Improve kitchen
- Add outdoor space
- New utilities

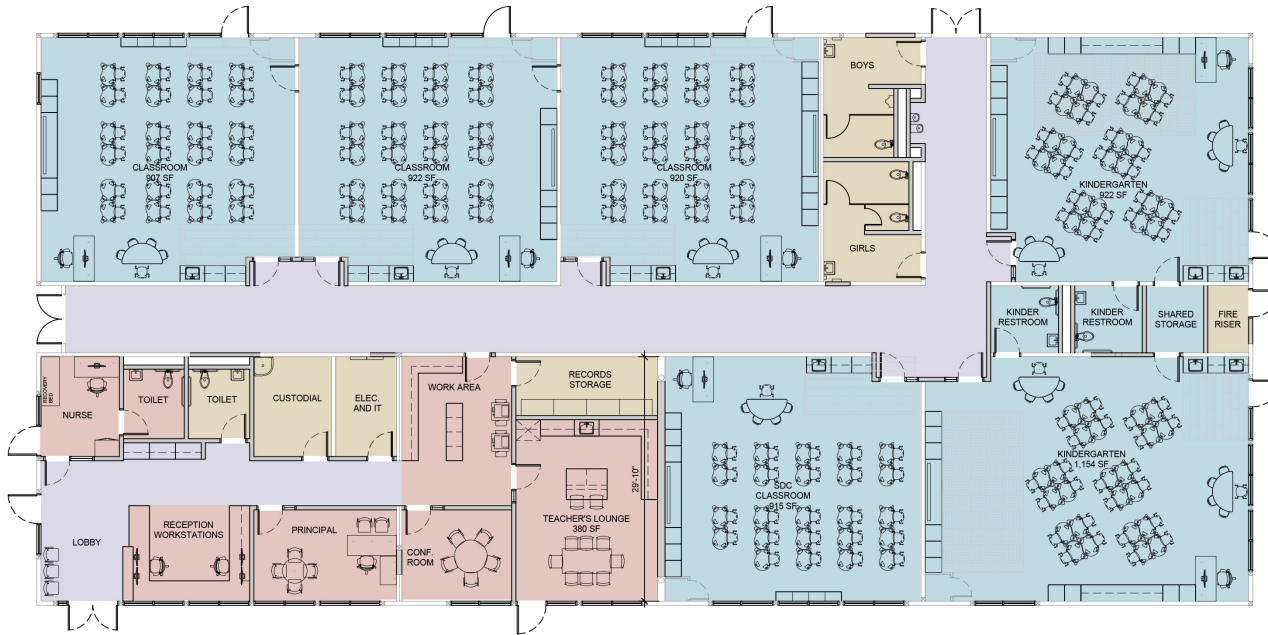


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# Farallone View Elementary School Phase 1



**Modernization of Six (6) Classrooms and  
Administration Offices in Building A**

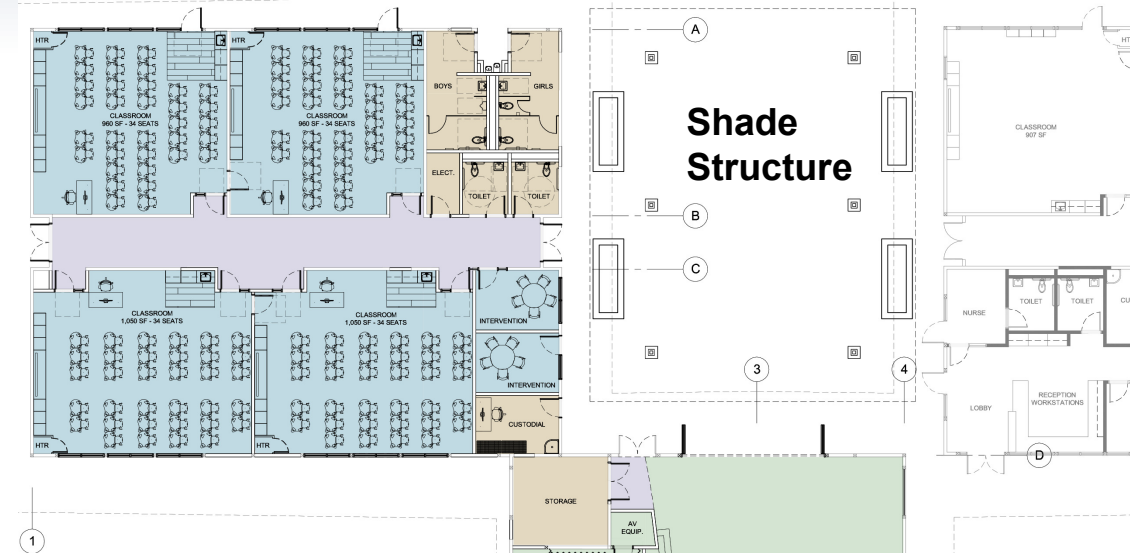


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# Farallone View Phase 2

## Building B Classrooms



## Multi Purpose Room

## Modernization of Four (4) Classrooms in Building B and Multi-Use Building



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# SUMMARY ESTIMATES

<b>El Granada Elementary</b>		
Phase 1 Building Construction	7 New Classrooms Including Toilet Room	\$9,750,067
Phase 1 Building Site Development	Building Utilities, Paving & Landscape	\$3,357,344
Phase 1 & 2 Infrastructure Costs	Power, Water, Sewer & Technology	\$3,200,000
Playgrounds & Play Equipment	Playgrounds, Equipment & Fields	\$2,250,000
Temporary Facilities Costs	Temporary Portables with Utilities	\$750,000
Soft Costs @ 25%	Inspection, Design, Permits, Consultants	\$4,826,853
Escalation @ 9%	Price Increases, Inventory Issues	\$1,737,667
	<b>Total Phase 1</b>	<b>\$25,871,931</b>
<b>Farallone View Elementary</b>		
Phases 1 and 2 Modernization	Renovate Existing Buildings A, B, MU	\$11,962,000
Site Development	Parking, Fencing & Landscape	\$4,965,000
Infrastructure	Water, Power, & Solar	\$1,800,000
Soft Costs @ 25%	Inspection, Design, Permits, Consultants	\$4,681,750
Escalation @ 9%	Included above	N.A.
	<b>Total Phases 1 &amp; 2</b>	<b>\$23,408,750</b>
	Previously Board Approved Bonds	\$77,000,000
	Balance of Bonds Available	<b>\$27,719,319</b>



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# SUMMARY SCHEDULES

## EL GRANADA ELEMENTARY SCHOOL

Design Phase	Dates
Construction Documents	Completed
Agency Review & Approval (DSA)	November 3, 2022 to April 7, 2023*
Bidding	March 20, 2023 to April 27, 2023
Construction	May 2023 to end of July 2024
Move In	July to August 2024
* Estimated DSA review time 20-24 weeks	

## FARALLONE VIEW ELEMENTARY SCHOOL

Design Phase	Dates
Design Development	April 11, 2022 to December 2, 2022
Construction Documents	December 5, 2022 to February 24, 2023
Agency Review & Approval (DSA)	February 27, 2023 to June 2, 2023
Bidding	April 10, 2023 to June 9, 2023
Construction	June 2023 to June 2024
Move In	July to August 2024





# Next Steps Ahead for Phase 1 & Phase 2

- Board approval of cost estimates and schedules as proposed on pages 11-12
- Submission of construction documents to Division of State Architect (DSA)
- Construction bidding process supervised by Chief Business Officer and staff
- Architects, CBO, and staff to engage with El Granada stakeholders to review and provide input on Phase 2 (modernization of existing stick-built buildings)
- Temporary housing for students/staff provided before construction starts
- Construction scheduled to be completed for move-in by summer of 2024





# Questions?

*Thank you!*



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